

IN RE: PETITION FOR SPECIAL HEARING
NE/Corner Bellona Avenue and
Ridervale Avenue
(8200 Bellona Avenue)
8th Election District
4th Councilmanic District

Mark G. Moxley
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-371-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 8200 Bellona Avenue, located in the vicinity of Joppa Road in Riderwood. The Petition was filed by the owner of the property, Mark G. Moxley. The Petitioner seeks approval of the creation of a third lot where no more lot potential exists for a proposed dwelling on the subject property, split zoned D.R. 2 and D.R. 3. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mark G. Moxley, property owner, and Bruce E. Doak, Professional Engineer with Gerhold, Cross and Etzel, who prepared the site plan for this project. Also appearing as an interested citizen was Robert T. Sestero, a nearby property owner.

Testimony and evidence offered revealed that the property which is the subject of this request consists of 0.459 acres, more or less, and is part of a larger parcel containing 1.498 acres, split zoned D.R. 2 and D.R. 3. The Petitioner is currently going through the minor subdivision process in which he is attempting to subdivide the property to create three lots, proposed Lot 1 of which will contain the existing improvements,

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

including the Petitioner's residence. Proposed Lots 1 and 2 are located towards the front portion of the site, while proposed Lot 3 is located to the rear of the site where the zone line bifurcates the property. Inasmuch as only two density units are permitted in the D.R. 2 zone, both of which will be utilized by proposed Lots 1 and 2, the Petitioner seeks approval of proposed Lot 3 on the remaining portion of the property, which is split down the middle by the zone line.

As noted above, Mr. Robert Sestero, a nearby resident of the area, appeared at the hearing; however, he offered no testimony or raised any objections to the relief requested.

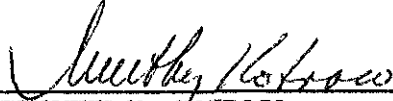
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of May, 1996 that the Petition for Special Hearing seeking approval of the creation of a third lot where no more lot potential exists for a proposed dwelling on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 3/9/96
By [Signature]

MICROFILMED



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

8200 Bellona Avenue

96-371-SPH

which is presently zoned DR2 & DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A third lot to be created in a DR 2 zone (where no more lot potential exists) in order to support a DR 3.5 dwelling

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

(Type or Print Name)

Signature

Mark G. Moxley

(Type or Print Name)

Signature

8200 Bellona Avenue

Address

Phone No

Towson

Maryland

21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Bruce E. Doak

Gerhold, Cross & Etzel, Ltd.

Name

Suite 100

320 E. Towsontown Blvd. 21286

Address

Phone No

823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED

369

ORDER RECEIVED FOR FILING

Date

By

Erwin

BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

0.3820

DATE

28 Mar 96

ACCOUNT

96-371-SPH
R-001 6150

CAM item 369

AMOUNT

\$

85.00

RECEIVED
FROM:

Mark Moxley

FOR:

8200 Bellona Ave

MICROFILMED

SPH

0211:000003-28-96
0307180046MICHRE

185.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 369

Petitioner: MARK G. MOXLEY

Location: 8200 BELLONA AVENUE TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARK G. MOXLEY

ADDRESS: 8200 BELLONA AVENUE
TOWSON, MARYLAND 21204

PHONE NUMBER: 489-4463

AJ:ggs

MICROFILMED

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
April 11, 1996 Issue - Jeffersonian

Please forward billing to:

Mark G. Moxley
8200 BELLONA AVENUE
TOWSON, MD 21204
410-489-4463

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-371-SPH (Item 369)
8200 Bellona Avenue
NEC Bellona and Ridervale Avenues
8th Election District - 4th Councilmanic
Legal Owner: Mark G. Moxley

Special Hearing to approve a third lot to be created in a D.R.-2 zone (where no more lot potential exists) in order to support a D.R.-3.5 dwelling.

HEARING: THURSDAY, MAY 2, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the properly identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #36-371-SPH (Item 369)

8200 Belkora Avenue NEC, Belkora and Fiderale Avenues.

8th Election District 4th Councilmanic

Legal Councilmanic Mark G. Moorey

Special Hearing to approve a final lot to be created in a D.R.-2 zone (where no more lot potential exists) in order to support a D.R.-3.5 dwelling.

Hearing: Thursday, May 2, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

4/14/96 April 11 C44048

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/11, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/11, 1996.

THE JEFFERSONIAN,

A. H. [Signature]
LEGAL AD. - TOWSON

RECORDED

BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 0.1020

DATE 28 Mar 96 ACCOUNT 96-371-SPH
CAM item 369 R-001 6150
AMOUNT \$ 85.00

RECEIVED FROM: Mark Moxley

FOR: 8200 Bellona Ave

MICROFILMED SP 10/11/99 AM 03:28-96 \$85.00
DEPT 10043 MICHE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 25, 1996

Mr. Mark G. Moxley
8200 Bellona Avenue
Towson, MD 21204

RE: Item No.: 369
Case No.: 96-371-SPH
Petitioner: Mark G. Moxley


Dear Mr. Moxley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)




B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 15, 1996

FROM:  Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 For April 15, 1996
 Item No. 369

The Development Plans Review Division has reviewed the subject zoning item. If granted, recommend that proposal be made subject to the Baltimore County Landscape Manual.

RWB:HJO:jrb

cc: File

ZONE6D

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZAOM

DATE: 4-17-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4-8-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

362

363

364

369

370

371

372

374

375

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-12-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 369 (CAM)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-⁵⁴⁵⁻⁵⁵⁸¹~~333-1350~~ if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: April 10, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Cary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/09/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

Item No.: SEE BELOW

Zoning Agenda:

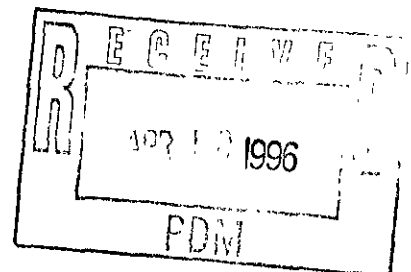
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
8200 Bellona Avenue, NEC Bellona and * ZONING COMMISSIONER
Ridervale Avenues, 8th Election District *
4th Councilmanic * OF BALTIMORE COUNTY
Mark G. Moxley *
Petitioner * CASE NO. 96-371-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Suite 100, Towson, MD 21206, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ROBERT T. SESTERO

ADDRESS

1220 RIDER ~~WALK~~ RD



RECEIVED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bruce Doane - Gernold, Cross & Etzel, Ltd.

320 E TOWSONTOWN BLVD. TOWSON, MD 21286

Mark G. Maxley Petitioner

8200 Bellona Ave. Balt. Md. 21204
~~Towson Md. 21204~~



11/11/2003 10:00:00

photographs
(1-18)

96-371-SPH

[MICROFILMED]



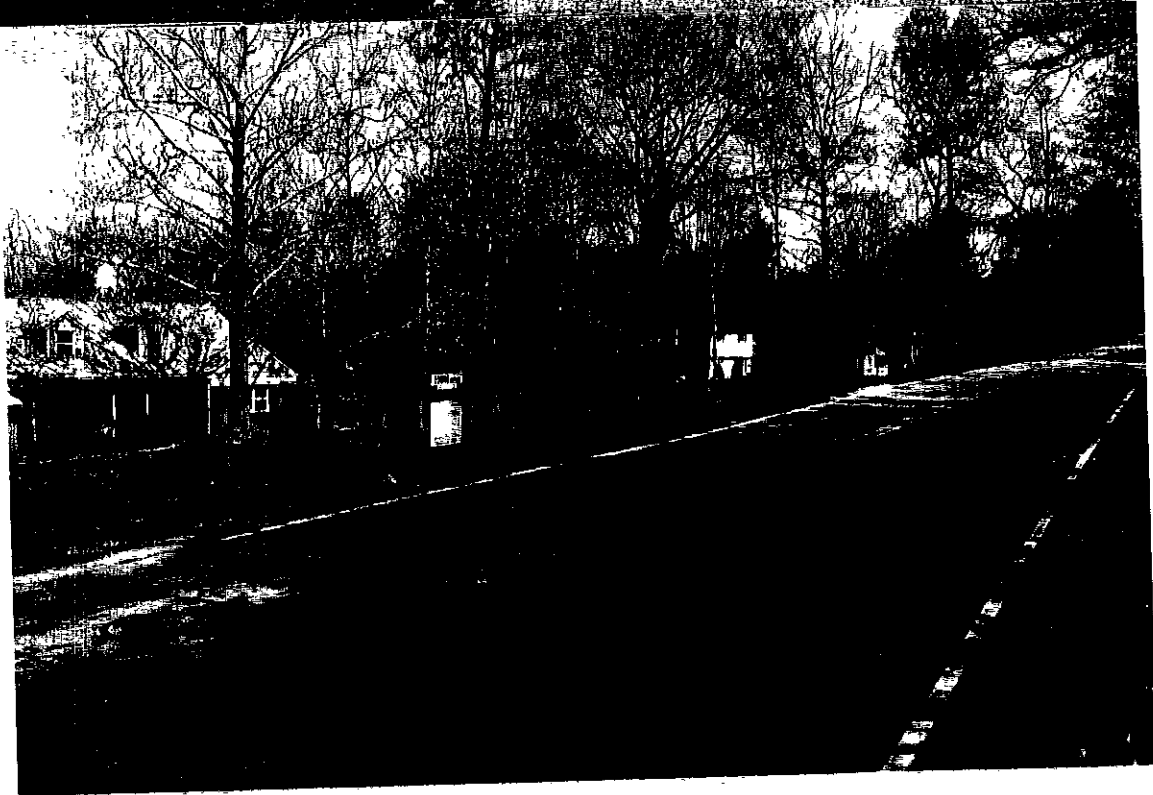






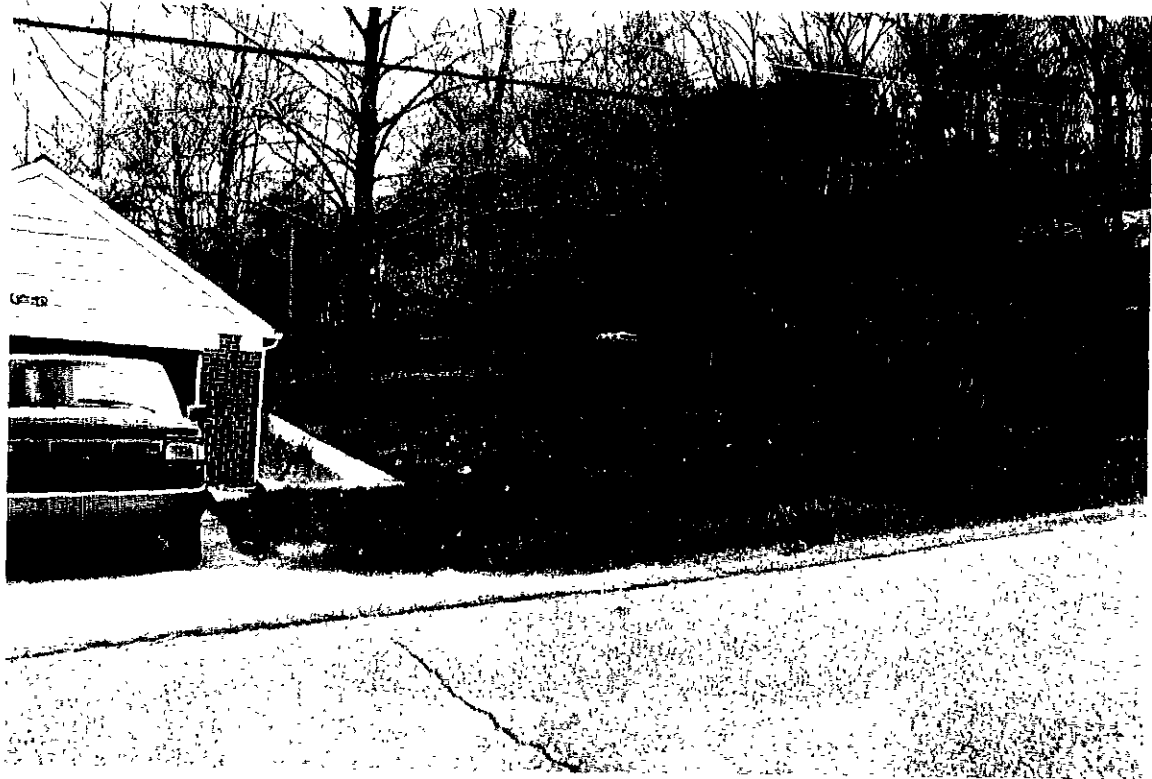












Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

Mr. Mark G. Moxley
8200 Bellona Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/Corner Bellona Avenue and Ridervale Avenue
(8200 Bellona Avenue)
8th Election District - 4th Councilmanic District
Mark G. Moxley - Petitioner
Case No. 96-371-SPH

Dear Mr. Moxley:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towson Boulevard, Suite 100, Towson, Md. 21286

Mr. Robert T. Sestero
1220 Ridervale Road, Towson, Md. 21204

People's Counsel

File

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 8, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-371-SPH (Item 369)
8200 Bellona Avenue
NEC Bellona and Ridervale Avenues
8th Election District - 4th Councilmanic
Legal Owner: Mark G. Moxley

Special Hearing to approve a third lot to be created in a D.R.-2 zone (where no more lot potential exists) in order to support a D.R.-3.5 dwelling.

HEARING: THURSDAY, MAY 2, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Mark G. Moxley
Bruce E. Doak

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



IN RE: PETITION FOR SPECIAL HEARING
NE Corner Bellona Avenue and
Ridervale Avenue
(8200 Bellona Avenue)
8th Election District
4th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-371-SPH

Mark G. Moxley
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 8200 Bellona Avenue, located in the vicinity of Joppa Road in Riderwood. The Petition was filed by the owner of the property, Mark G. Moxley. The Petitioner seeks approval of the creation of a third lot where no more lot potential exists for a proposed dwelling on the subject property, split zoned D.R. 2 and D.R. 3. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mark G. Moxley, property owner, and Bruce E. Doak, Professional Engineer with Gerhold, Cross and Etzel, who prepared the site plan for this project. Also appearing as an interested citizen was Robert T. Sestero, a nearby property owner.

Testimony and evidence offered revealed that the property which is the subject of this request consists of 0.459 acres, more or less, and is part of a larger parcel containing 1.498 acres, split zoned D.R. 2 and D.R. 3. The Petitioner is currently going through the minor subdivision process in which he is attempting to subdivide the property to create three lots, proposed lot 1 of which will contain the existing improvements,

including the Petitioner's residence. Proposed Lots 1 and 2 are located towards the front portion of the site, while proposed Lot 3 is located to the rear of the site where the zone line bifurcates the property. Inasmuch as only two density units are permitted in the D.R. 2 zone, both of which will be utilized by proposed Lots 1 and 2, the Petitioner seeks approval of proposed Lot 3 on the remaining portion of the property, which is split down the middle by the zone line.

As noted above, Mr. Robert Sestero, a nearby resident of the area, appeared at the hearing; however, he offered no testimony or raised any objections to the relief requested.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of May, 1996 that the Petition for Special Hearing seeking approval of the creation of a third lot where no more lot potential exists for a proposed dwelling on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

- 2 -

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/16/96
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

Mr. Mark G. Moxley
8200 Bellona Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE Corner Bellona Avenue and Ridervale Avenue
(8200 Bellona Avenue)
8th Election District - 4th Councilmanic District
Mark G. Moxley - Petitioner
Case No. 96-371-SPH

Dear Mr. Moxley:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
[Signature]

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towson Town Boulevard, Suite 100, Towson, Md. 21286

Mr. Robert T. Sestero
1220 Ridervale Road, Towson, Md. 21204

People's Counsel

File

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 8200 Bellona Avenue which is presently zoned DR2 & DR 3.5

96-371-SPH
This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A third lot to be created in a DR 2 zone (where no more lot potential exists) in order to support a DR 3.5 dwelling

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip

Legal Owner(s)

(Type or Print Name)

Signature

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

GORDON T. LANGDON
EDWARD J. GEROLD, JR.
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSON TOWN BOULEVARD
TOWSON, MARYLAND 21286-5318
410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLEBERG
FRED H. DOLLEBERG
CARL L. GERHOLD
PHILIP A. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM E. ULRICH

March 13, 1996

Zoning Description 96-371-SPH
8200 Bellona Avenue

Beginning at the intersection of Bellona Avenue, which is 40 feet wide, and Ridervale Road, which is 50 feet wide. Being lots 6 and 7 as shown on "Plat No. 1 Ridervale" as recorded among the Land Records of Baltimore County in Plat Book T.B.S. No. 16 folio 77, containing 1.498 Acres, More or less. Also known as 8200 Bellona Avenue and located in the Eighth Election District, Fourth Councilmanic District.

Note: This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



Bellona.zdc

369

Post by: 4/17/96
CASE NUMBER: 96-371-SPH (Item 369)
8200 Bellona Avenue
NEC Bellona and Ridervale Avenues
8th Election District - 4th Councilmanic
Legal Owner: Mark G. Moxley

Special Hearing to approve a third lot to be created in a D.R.-2 zone (where no more lot potential exists) in order to support a D.R.-3.5 dwelling.

HEARING: THURSDAY, MAY 2, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/11, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/11, 1996.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed petition for a Special Hearing, at Room 118 of the County Office Building, 400 Washington Avenue, Towson, Maryland 21204, on Thursday, May 2, 1996, at 2:00 p.m. in Room 118, Old Courthouse.

Case #96-371-SPH
Item 369
8200 Bellona Avenue
NEC Bellona and Ridervale Avenues
8th Election District - 4th Councilmanic
Legal Owner: Mark G. Moxley
Special Hearing to approve a third lot to be created in a D.R.-2 zone (where no more lot potential exists) in order to support a D.R.-3.5 dwelling.

NOTES: (1) Hearings are held on Thursdays, at 2:00 p.m. in Room 118, Old Courthouse.
(2) For information concerning the hearing, please call 887-3391.

4/18/96 11 14/96

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 00000
96-371-SPH
DATE 25 May 96 ACCOUNT R-001 0150
CASH 369 AMOUNT \$ 85.00
RECEIVED FROM Mark Moxley
FOR 8200 Bellona Ave
SPH 96-371-SPH 369 185.00
SIGNATURE OF CASHIER
VALIDATION OR SIGNATURE OF CASHIER
DATE 5/1/96

ORDER RECEIVED FOR FILING
Date 5/16/96
By [Signature]

369



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl John
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 369

Petitioner: MARK G. MOXLEY

Location: 8200 BELLONA AVENUE TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARK G. MOXLEY

ADDRESS: 8200 BELLONA AVENUE

TOWSON, MARYLAND 21204

PHONE NUMBER: 959-4463

AJ:ggg

(Revised 04/09/93)

TO: FUTURE PUBLISHING COMPANY
April 11, 1996 Issue - Jeffersonian

Please forward billing to:

Mark G. Moxley
8200 BELLONA AVENUE
TOWSON, MD 21204
410-489-4463

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

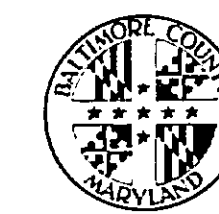
CASE NUMBER: 96-371-SFH (Item 369)
8200 Bellona Avenue
NEC Bellona and Ridgeway Avenues
8th Election District - 4th Councilmanic
Legal Owner: Mark G. Moxley

Special Hearing to approve a third lot to be created in a D.R.-2 zone (where no more lot potential exists) in order to support a D.R.-3.5 dwelling.

HEARING: THURSDAY, MAY 2, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 8, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-371-SFH (Item 369)
8200 Bellona Avenue
NEC Bellona and Ridgeway Avenues
8th Election District - 4th Councilmanic
Legal Owner: Mark G. Moxley

Special Hearing to approve a third lot to be created in a D.R.-2 zone (where no more lot potential exists) in order to support a D.R.-3.5 dwelling.

HEARING: THURSDAY, MAY 2, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Carl John
Arnold Jablon
Director

cc: Mark G. Moxley
Bruce E. Cook

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 25, 1996

Mr. Mark G. Moxley
8200 Bellona Avenue
Towson, MD 21204

RE: Item No.: 369
Case No.: 96-371-SFH
Petitioner: Mark G. Moxley

Dear Mr. Moxley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 15, 1996

FROM: Robert N. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item No. 369

The Development Plans Review Division has reviewed the subject zoning item. If granted, recommend that proposal be made subject to the Baltimore County Landscape Manual.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-8-96

DATE: 4-17-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:
362
363
364
369
370
371
372
374
375

LS:sp

LETTY2/DEPRM/TXTSBB



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 369 (CAH)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-353-1359 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
(Indicate Number or Speech)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 10, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kerna*

PK/JL

ITEM365/PZONE/TXTJWL



Office of the Fire Marshal
(410) 887-4880

DATE: 04/07/96

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 987-4881, MS-1102F

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
8200 Bellona Avenue, NEC Bellona and *
Ridgely Avenues, 8th Election District * ZONING COMMISSIONER
14th Councilmanic *
* OF BALTIMORE COUNTY
Mark G. Moxley *
Petitioner * CASE NO. 96-371-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold Cross & Etzel, 320 E. Towsontown Blvd., Suite 100, Towson, MD 21206, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY CITIZEN SIGN-IN SHEET

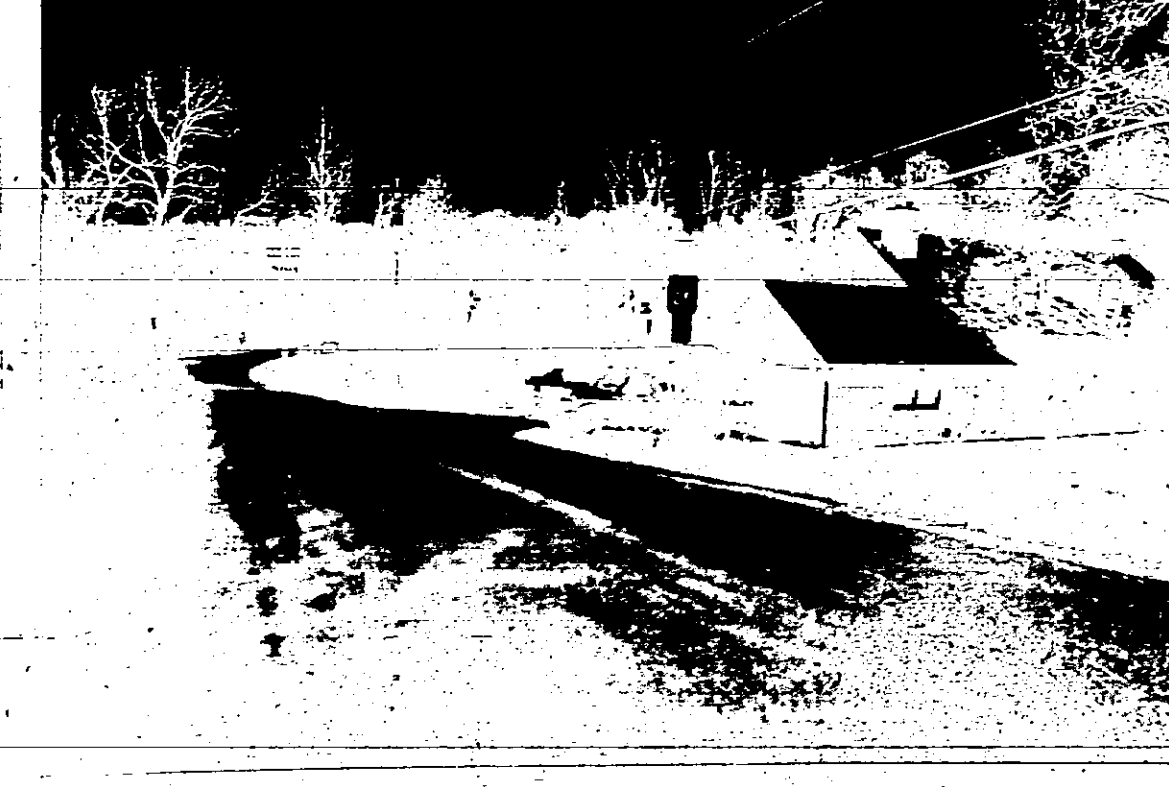
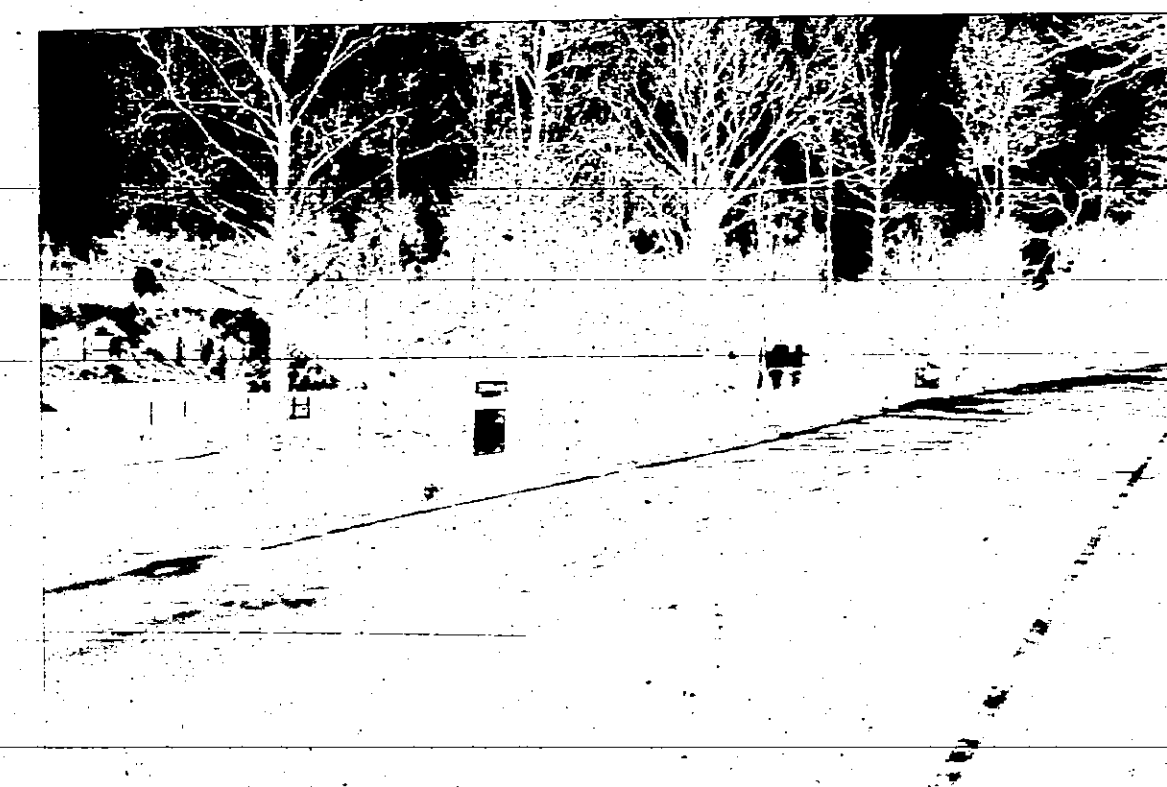
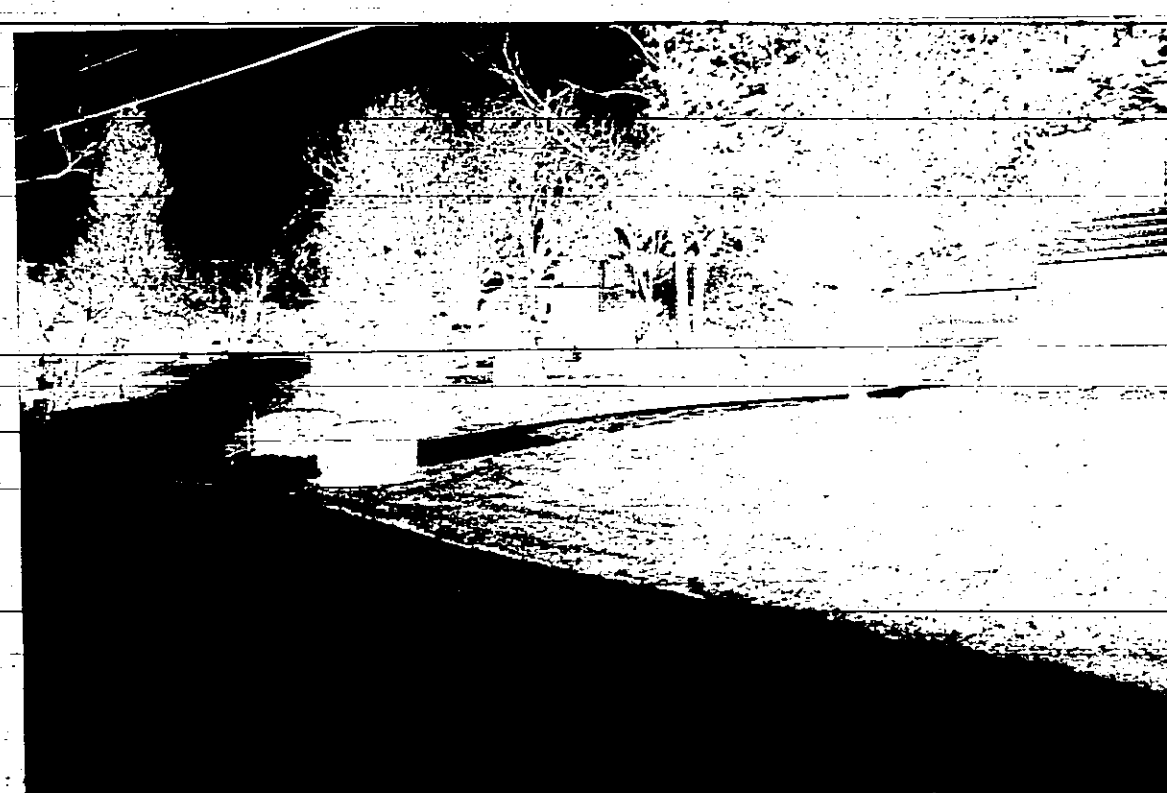
| NAME | ADDRESS |
|-------------------|-------------------|
| ROBERT T. SESTERO | 1220 RIDERVALE RD |

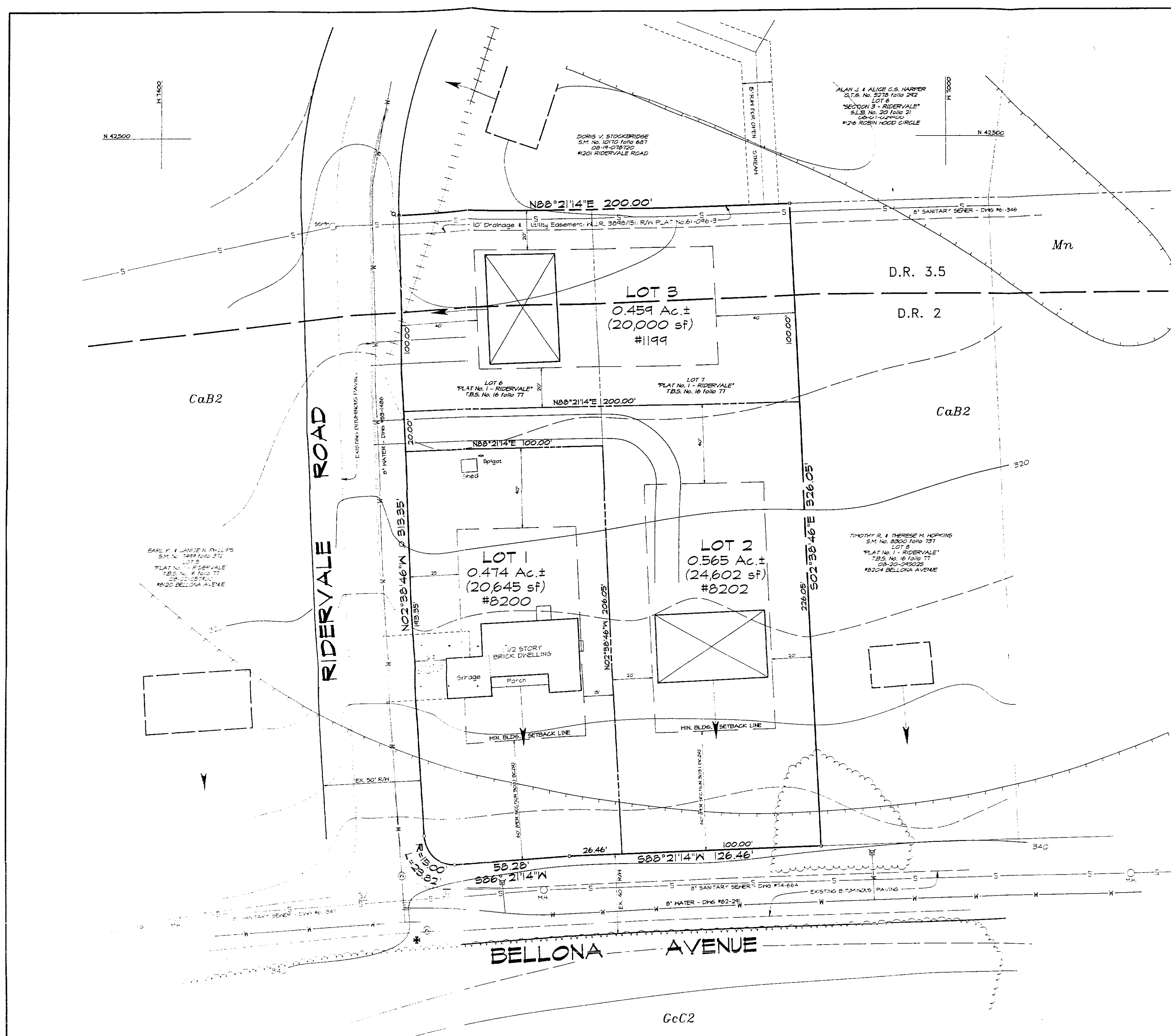
PETITIONER(S) SIGN-IN SHEET

| <u>NAME</u> | <u>ADDRESS</u> |
|--|--|
| Bruce Dade, Grunwald Const & Equip. Lts. | 320 E Townsend Ave. Townsend, Mo 63886 |
| Mark G. Maxley Petitioner | 8200 Bellona Ave. Ballt 21204 Belton, Md. 21740 |

photograph
(1-18)

96-371-51²N





STORM WATER MANAGEMENT NOTES

STORM WATER MANAGEMENT MAY NOT BE REQUIRED AT THIS SITE, SECTION 2-180.3(a) OF THE BALTIMORE COUNTY CODE TITLE 14, ARTICLE V, STORM WATER MANAGEMENT SECTION 14-180.3(a), ALLOWS A VARIANCE TO BE GRANTED IF STRICT ADHERENCE TO THE PROVISIONS WOULD RESULT IN UNREASONABLE HARDSHIP OR PRACTICAL DIFFICULTY AND NOT FULFILL THE INTENT OF THIS DIVISION. THIS VARIANCE IS VALID AS LONG AS THE FOLLOWING CONDITIONS ARE ADDRESSED:

1. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
2. TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON THE PLAN, LIMITS OF DISTURBANCE MUST BE DELINEATED.
3. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
4. HOUSE DOWNPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.
5. ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE SBY CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.

IF THESE CONDITIONS FOR A VARIANCE CANNOT BE SATISFIED, THEN A WAIVER OR VARIANCE REQUEST MUST BE SUBMITTED TO THE DIVISION OF DESIGN AND REVIEW OF THE BUREAU OF ENGINEERING SERVICES WITH SUPPORTING HYDROLOGIC ANALYSIS AND IT MUST BE APPROVED PRIOR TO THIS SUBDIVISION.

SYMBOLS LEGEND

| | | |
|-------------------|-----------------|----------|
| WATER VALVE | SOIL LINE | CONTOURS |
| WATER METER | WOODS LINE | |
| GAS VALVE | EXISTING PAVING | |
| UTILITY POLE | PROPOSED PAVING | |
| PROPOSED DWELLING | ZONING LINE | |
| | U.S. SEWER LINE | |
| | U.S. WATER LINE | |

SOIL TYPES & LIMITATIONS

| TYPE | SEPTIC FILTER FIELDS | HOMESITE MANAGEMENT | STREETS & PARKING |
|------|---|---|---|
| GcC2 | Moderate: slope | Moderate: slope | Severe: slope |
| CaB2 | Severe: slow permeability; seasonally perched water table. | Moderate: seasonally perched water table. | Moderate: seasonally perched water table; slope. |
| Mn | Severe: high water table; poor natural drainage; flooding hazard. | Severe: high water table; poor natural drainage; flooding hazard. | Severe: high water table; poor natural drainage; flooding hazard. |

DENSITY CALCULATIONS

| | |
|--------------------|--------------|
| NET AREA | DR-3.5 |
| MINIMUM LOT AREA | 55,247 sq ft |
| No. LOTS PERMITTED | 20,000 sq ft |
| No. LOTS PROPOSED | 2 |
| | 3 * |

OWNER/DEVELOPER

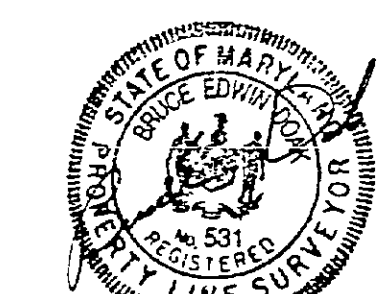
MARK G. MOXLEY
8200 BELLONA AVENUE
BALTIMORE, MARYLAND 21204-2005

THERE ARE NO PREVIOUS ZONING HEARINGS.

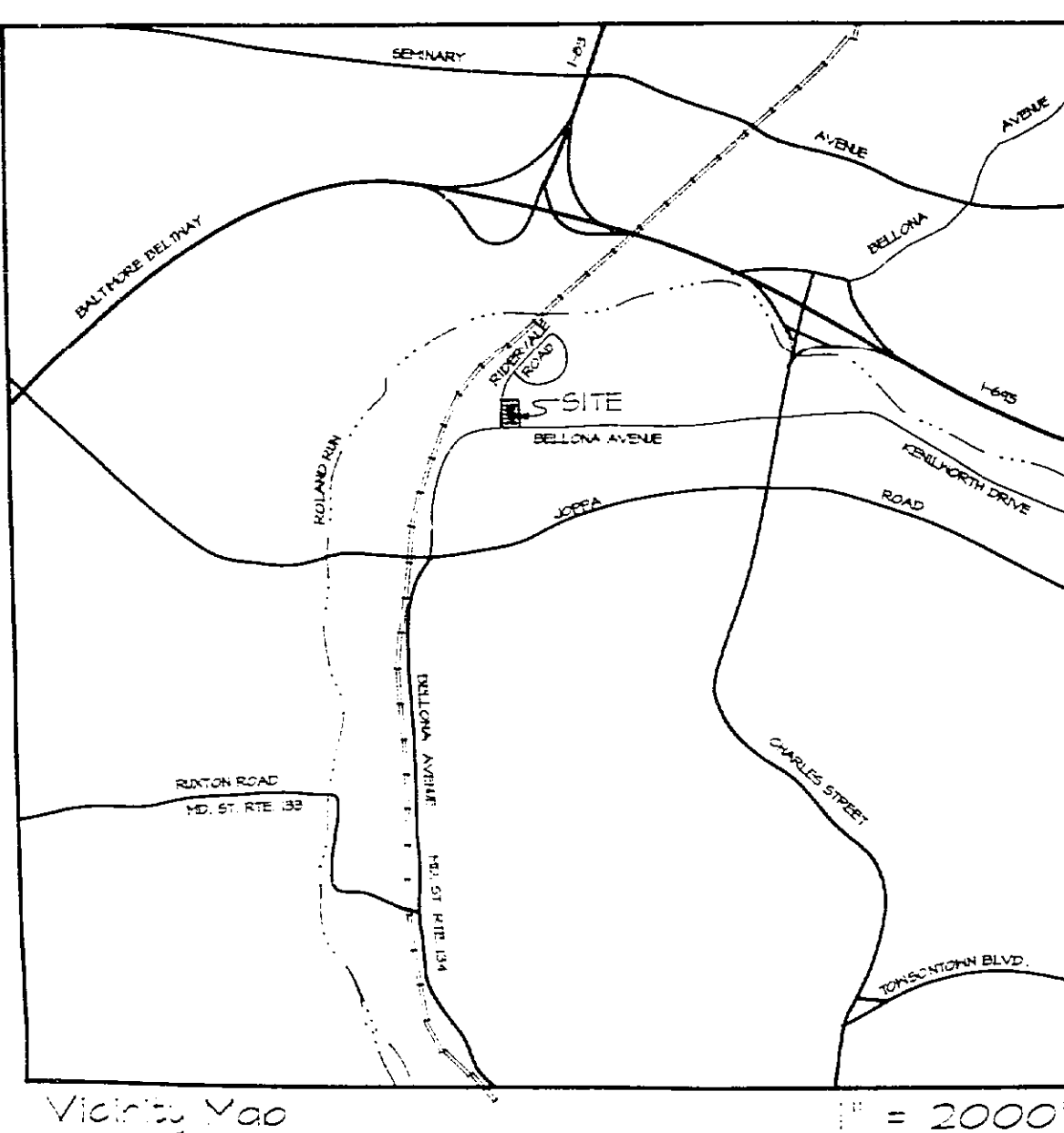
* A SPECIAL HEARING IS REQUESTED TO ALLOW A THIRD LOT TO BE CREATED IN A DR 2 ZONE (WHERE NO MORE LOT POTENTIAL EXISTS) IN ORDER TO SUPPORT A DR 3.5 DWELLING.

PLAN TO ACCOMPANY SPECIAL HEARING CRANE PROPERTY

8200 BELLONA AVENUE
Deed Ref: S.M. No. 11457 folio 49
Tax Account No. 08-03-067527
Zoned R.C. 2 & R.C. 3.5
Tax Map 69; Grid 4; Parcel 879; LOTS 6 & 7
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



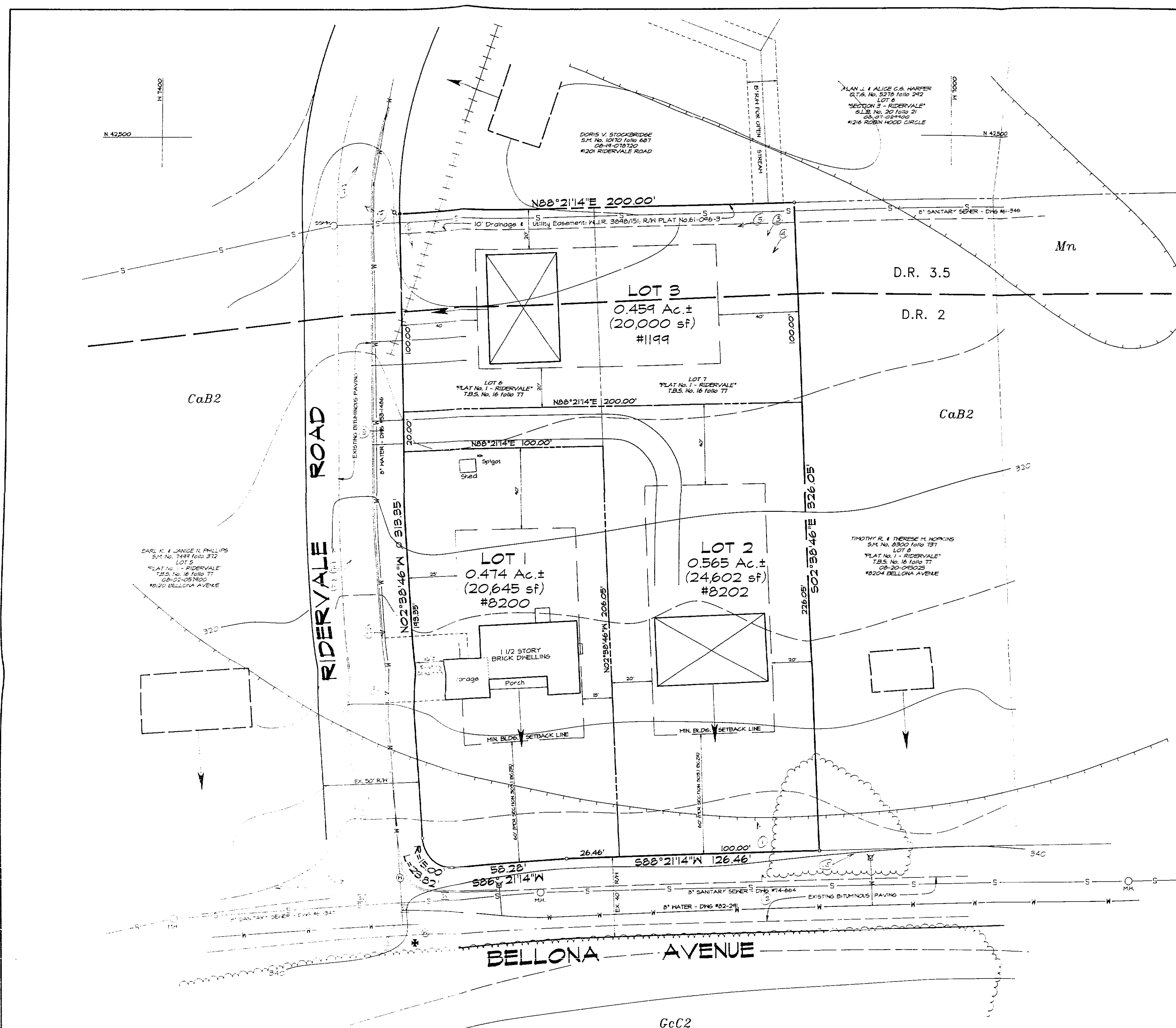
Gerhold, Cross & Etzel, Ltd.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsend Boulevard
Towson, Maryland 21206
(410) 823-4470



GENERAL NOTES

1. BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZEL.
2. TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRIC MAP NO. NN 11-B.
3. ALL LOTS SHOWN HEREON TO BE SERVED BY PUBLIC WATER AND SEWERAGE.
4. SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 28.
5. CENSUS TRACT 490301 CONGRESSIONAL DISTRICT 24 SUBURBSHED 56 SCHOOL DISTRICT 161 REGIONAL PLANNING DISTRICT 3103
6. HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED INTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
7. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TV.
8. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS APPARENT ON THE SITE.
9. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
10. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
11. A.D.T. 5 x 12.4 x 31.4
12. OPEN SPACE NOT REQUIRED IN DR 2 ZONES. A WAIVER FOR LOVAL OPEN SPACE IN THE DR 3.5 PORTION TO BE APPLIED FOR.
13. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE JUNE 10, 1951. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
14. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS APPARENT ON THE SITE OR ADJACENT PROPERTIES.
15. THE AREA BETWEEN THE 350' SIGHT LINE AND THE EDGE OF PAVING WILL BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
16. FOREST CONSERVATION REQUIREMENTS WILL BE ADDRESSED BY PAYING A FEE-IN-LIEU.

96-371-SPH



STORM WATER MANAGEMENT NOTES

STORM WATER MANAGEMENT MAY NOT BE REQUIRED AT THIS SITE. SECTION 2-150 OF THE BALTIMORE COUNTY CODE (TITLE 14, ARTICLE V, STORM WATER MANAGEMENT SECTION 14-155(a)), ALLOWS A VARIANCE TO BE GRANTED IF STRICT ADHERENCE TO THE PROVISIONS WOULD RESULT IN UNREASONABLE HARDSHIP OR PRACTICAL DIFFICULTY AND NOT FULFILL THE INTENT OF THIS DIVISION. THIS VARIANCE IS VALID AS LONG AS THE FOLLOWING CONDITIONS ARE ADDRESSED:

1. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
2. TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON THE PLAN. LIMITS OF DISTURBANCE MUST BE DELINEATED.
3. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
4. HOUSE DOWNSPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.
5. ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.

IF THESE CONDITIONS FOR A VARIANCE CANNOT BE SATISFIED, THEN A WAIVER OR VARIANCE REQUEST MUST BE SUBMITTED TO THE DIVISION OF DESIGN AND REVIEW OF THE BUREAU OF ENGINEERING SERVICES WITH SUPPORTING HYDROLOGIC ANALYSIS AND IT MUST BE APPROVED PRIOR TO THIS SUBDIVISION.

SYMBOLS LEGEND

- | | | |
|-------------------|-----------------|----------|
| WATER VALVE | SOIL LINE | CONTOURS |
| WATER METER | WOODS LINE | |
| SEWER VALVE | EXISTING PAVING | |
| UTILITY POLE | PROPOSED PAVING | |
| PROPOSED DWELLING | ZONING LINE | |
| | U.S. SEWER LINE | |
| | U.S. WATER LINE | |

SOIL TYPES & LIMITATIONS

| TYPE | SEPTIC FILTER FIELDS | HOMESITES W/BASEMENT | STREETS & PARKING |
|------|---|---|---|
| GcC2 | Moderate: slope | Moderate: slope | Severe: slope |
| GcB2 | Severe: slow permeability; seasonally perched water table. | Moderate: seasonally perched water table. | Moderate: seasonally perched water table; slope. |
| Mh | Severe: high water table; poor natural drainage; flooding hazard. | Severe: high water table; poor natural drainage; flooding hazard. | Severe: high water table; poor natural drainage; flooding hazard. |

DENSITY CALCULATIONS

| | |
|--------------------|----------|
| NET AREA | DR-2 |
| MINIMUM LOT AREA | 55,241sf |
| NO. LOTS PERMITTED | 20,000sf |
| NO. LOTS PROPOSED | 3 * |

OWNER/DEVELOPER

| |
|--------------------------------|
| MARK G. MOXLEY |
| 8200 BELLONA AVENUE |
| BALTIMORE, MARYLAND 21204-2005 |

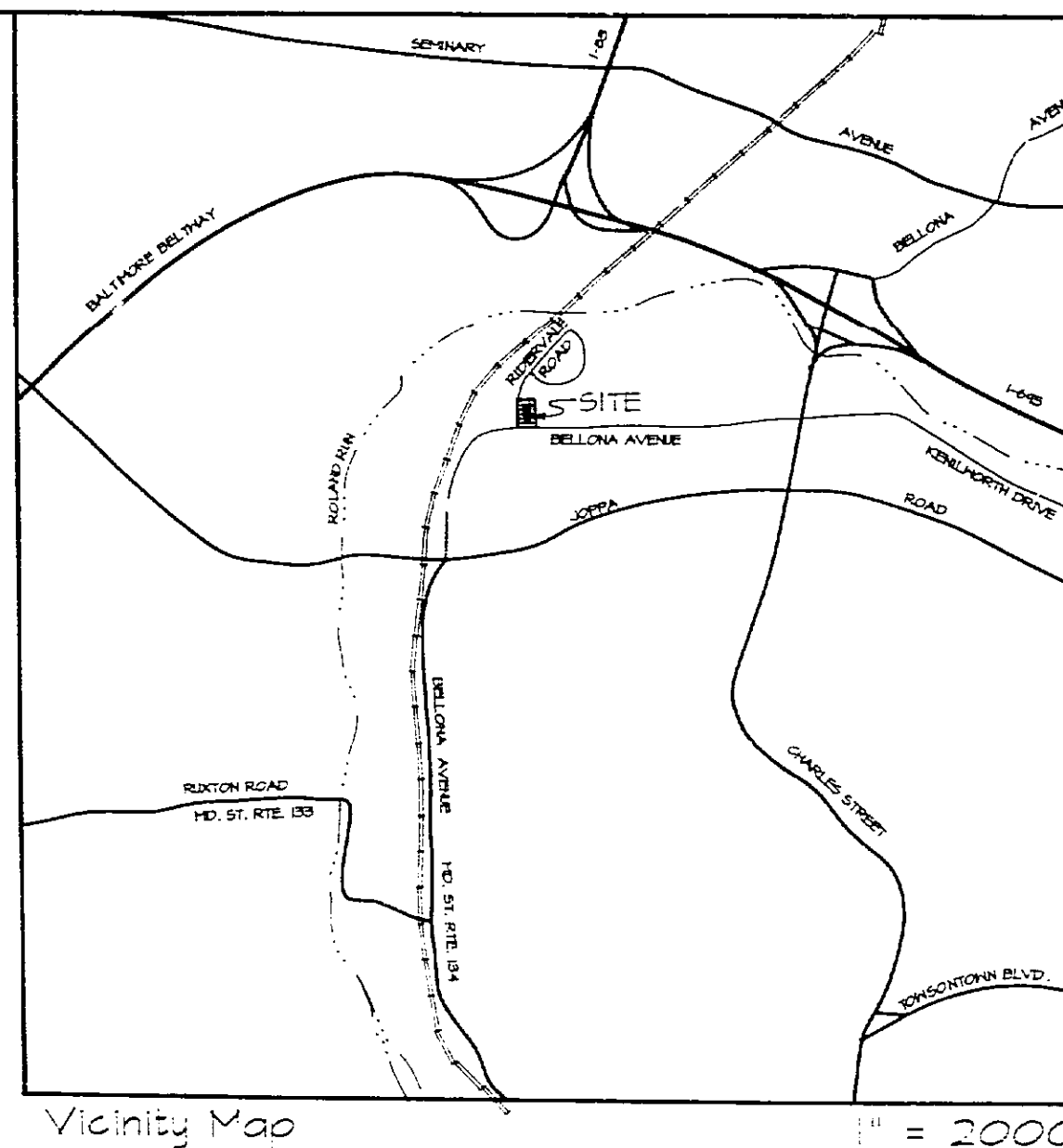
THERE ARE NO PREVIOUS ZONING HEARINGS

* A SPECIAL HEARING IS REQUESTED TO ALLOW A THIRD LOT TO BE CREATED IN A DR 2 ZONE (WHERE NO MORE LOT POTENTIAL EXISTS) IN ORDER TO SUPPORT A DR 3.5 DWELLING

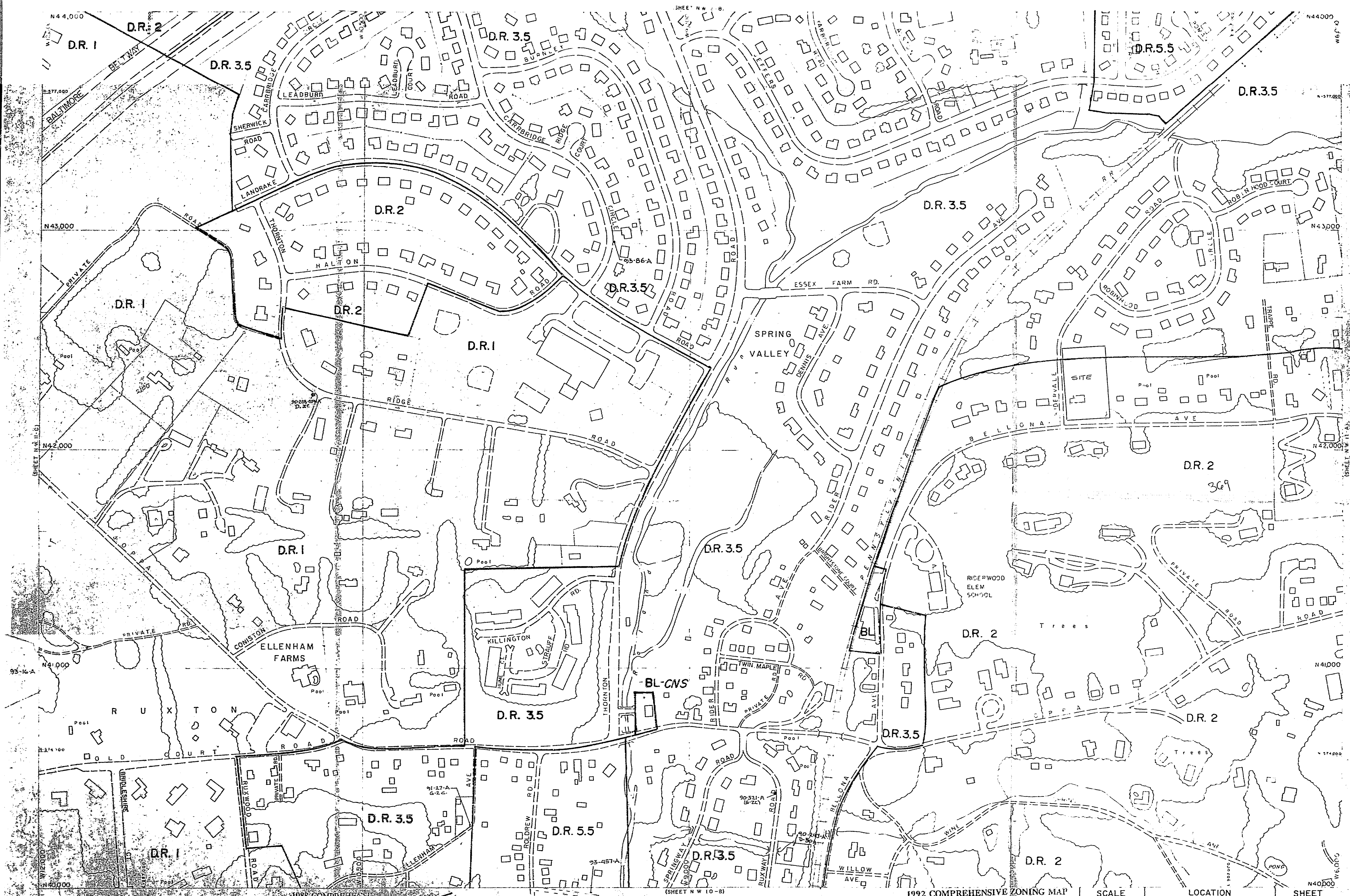
PLAN TO ACCOMPANY SPECIAL HEARING
CRANE PROPERTY
 8200 BELLONA AVENUE
 Deed Ref: S.M. No. 1145T Folio 49
 Tax Account No. 08-03-06752T
 Zoned R.C. 2 & R.C. 3.5
 Tax Map 69; Grid 4; Parcel 879; LOTS 6 & 7
 8th ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50' MARCH 12, 1996

GERHOLD, CROSS & ETZEL, LTD.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 Suite 100
 320 East Towsontown Boulevard
 Towson, Maryland 21286
 (410) 823-4470



- GENERAL NOTES**
1. BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY SERVOLO, CROSS, & ETZEL.
 2. TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRIC MAP NO. N4 11-B.
 3. ALL LOTS SHOWN HEREON TO BE SERVED BY PUBLIC WATER AND SEWERAGE.
 4. SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 28.
 5. CENSUS TRACT 4403.01 COUNCILMANIC DISTRICT 24 SUBDIVISION 161 REGIONAL PLANNING DISTRICT 398B
 6. SCHOON, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
 7. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TV.
 8. THERE ARE NO UNDERGROUND PUEL STORAGE TANKS APPARENT ON THE SITE.
 9. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 10. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
 11. ADITS 3' x 12'4" x 3'14"
 12. OPEN SPACE NOT REQUIRED IN DR 2 ZONES. A WAIVER FOR LOCAL OPEN SPACE IN THE DR 3.5 PORTION TO BE APPLIED FOR.
 13. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE JUNE 10, 1981. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE 60,000 SF AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
 14. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS APPARENT ON THE SITE OR ADJACENT PROPERTIES.
 15. THE AREA BETWEEN THE 350' SIGHT LINE AND THE EDGE OF PAVING WILL BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
 16. FOREST CONSERVATION REQUIREMENTS WILL BE ADDRESSED BY PAYING A FEE-IN-LIEU.



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
*OGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART HORN, INC. BALTIMORE, MD 21110

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Deborah A. Pomeroy
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William J. Pomeroy
Chairman, County Council

| | | |
|----------------------------------|-----------|---------------|
| SCALE | LOCATION | SHEET |
| DATE OF PHOTOGRAPHY JAN. 1988 | RODERWOOD | N W 11 - B |